

**4820 63rd Street
Unit 101
Boulder, CO**

8,998 SF

Industrial/Flex Space Available!

- Single-story, multi-tenant flex space located at the entrance to Twin Lakes Tech Park
- In close proximity to Hwy 52, Longmont and Boulder
- 16' clear ceiling height
- Drive-in / grade-one level overhead doors
- Garage attached to units
- Offices and restrooms in units
- Abundant well-lit on-site parking
- Sprinklered
- Ample power
- Near numerous amenities including bike path, bus stop, Twin Lakes Trail, new Gunbarrel Town Center, and Twin Lakes Open Space
- Adjacent to Avery Brewing Company
- Signage available



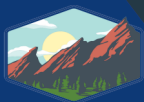
TEBO
PROPERTIES

Contact us for more information:

leasing@teboproperties.com

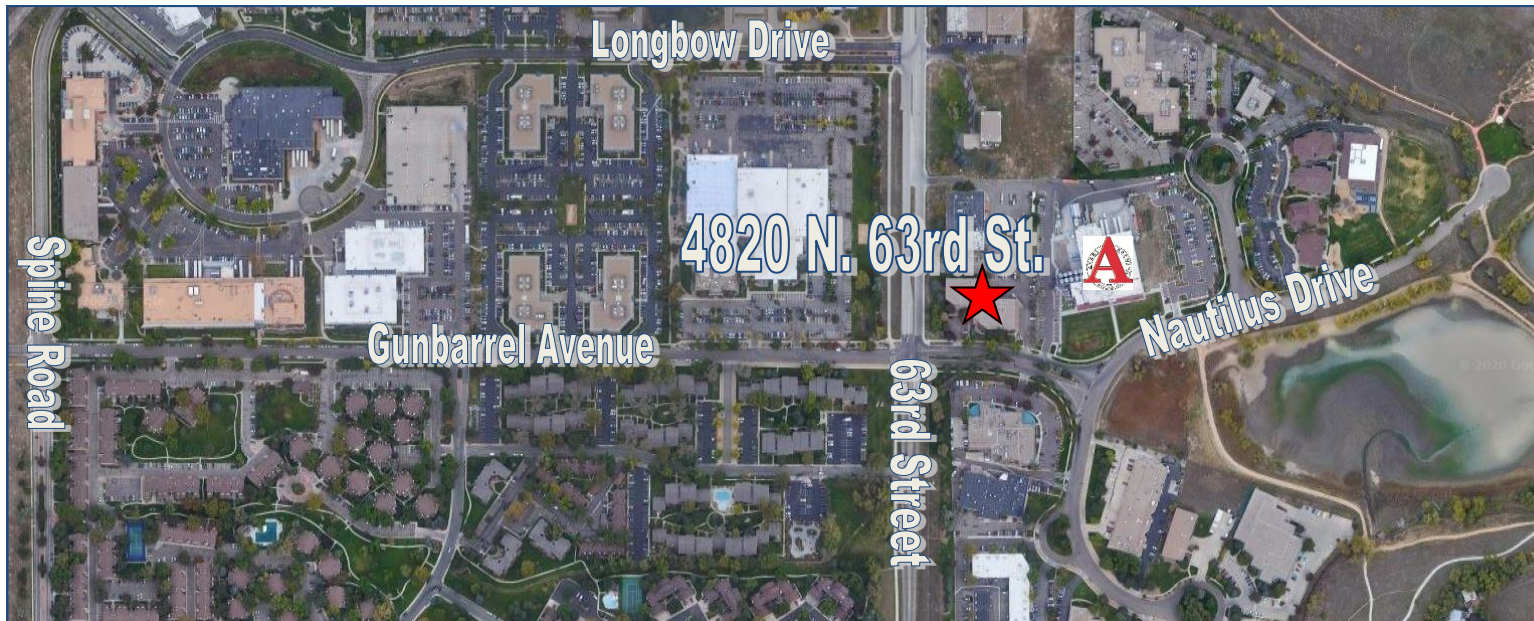
303-447-8326

www.TEBOproperties.com

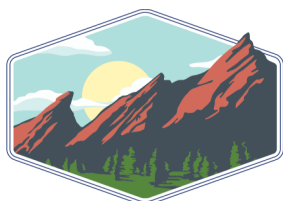
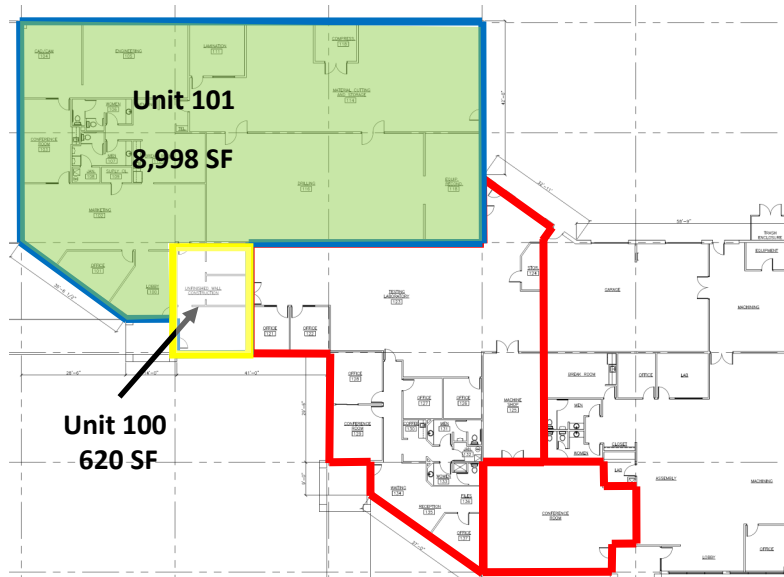


TEBO
PROPERTIES

4820 63rd Street, Boulder, CO



Unit	Square Footage	Price
101	8,998	\$12.50/SF + \$7.10 (NNN) = \$14,696.73



TEBO
PROPERTIES

Contact us for more information:
leasing@teboproperties.com
 303-447-8326
www.TEBOproperties.com